

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
4290 Ft. E of Priceville Rd., * ZONING COMMISSIONER
200 (1/2) E of I-83 *
507 Quaker Bottom Road * OF BALTIMORE COUNTY
8th Election District * Case No. 93-294-A
3rd Councilmanic District
John Denholm, Jr., et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 507 Quaker Bottom Road in the Quaker Hills Subdivision of Baltimore County. The Petitioner/property owners, John Denholm, Jr. and Debra L. Denholm, his wife, seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to lot line setback of 30 ft., for a proposed addition, in lieu of the required 50 ft. Also requested is an approval of an amendment to the last approved development plan of Quaker Hills, Section 1, for the subject property (lot 2) to allow construction out of the building envelope. The relief requested is more particularly shown on Petitioners' Exhibit No. 2, the plat to accompany the Petition for Variance.

This matter was originally filed as a Petition for Administrative Variance, which does not necessarily mandate a public hearing. However, after the posting of the property, a request for hearing was received from a nearby property owner, namely, Kenneth Bosley. Thus, pursuant to Section 26-127 of the Baltimore County Code, the matter was scheduled for public hearing.

Appearing at the public hearing held for this case were the Petitioners, John S. Denholm, Jr., and Debra L. Denholm, his wife. The Petitioners were represented by John E. Simms, Jr., Esquire and Paul Cvach, Esquire. Mr. Bosley appeared in opposition.

Mr. Denholm testified and presented a number of exhibits in support of the Petition. These included the aforementioned site plan, as well as photographs of the subject property, and statements from immediate neighbors of the site who do not oppose the requested variance. The site plan shows that the subject property is approximately 4 acres in area and is zoned R.C.5. It is improved by an existing English Tudor style single family dwelling with a pool and deck to the rear. Vehicular access to the site is by way of a driveway which is shared by several of the Petitioners' neighbors. The Petitioners desire to construct a 23 ft. x 30 ft. addition on the north side of the dwelling. Mr. Denholm indicated that his mother is planning to reside with the Petitioners and the Petitioners have two children, a newborn and a 6 year old. Moreover, the Petitioners have recently assumed the legal guardianship of a nephew who will be moving in with them at this locale. In view of the increased number of individuals residing at the site, the proposed addition is needed. The construction will be two stories, including a sunroom on the first floor and two or, possibly, three bedrooms on the second floor. The Petitioners noted that the construction of the addition on the north side of the property is the best practical and appropriate location. Construction cannot be to the rear of the site in view of the existing deck and pool. Moreover, construction on the other side of the dwelling (to the south) would result even in a smaller setback than what is proposed.

Mr. Bosley testified and presented his reasons for opposition. As I noted at the hearing, however, these reasons do not bear on the issue presented. Specifically, Mr. Bosley objects to the location of the driveway and the narrowness of Quaker Bottom Road at this locale. Moreover, he is concerned about the septic systems utilized by this property and the neighboring properties. Although these issues may well have been the

-2-

proper subject for consideration when this community was approved under the development process, they are not related to the proposed variance. Clearly, the proposed addition will not, in any way, impact the septic tanks, the driveway, nor the width or traffic on Quaker Bottom Road. Thus, Mr. Bosley's concerns are irrelevant to the narrow issue presented.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty will result if the variance is not granted. Moreover, granting of the variance will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good. It is clear that the narrowness of the lot and other site constraints exist which are peculiar to this property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to these special conditions. Moreover, I am persuaded

-3-

that the granting of the variance will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of September, 1993 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building to lot line setback of 30 ft., for a proposed addition, in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that an approval of an amendment to the last approved development plan of Quaker Hills, Section 1, for the subject property (lot 2) to allow construction out of the building envelope, all in accordance with Petitioners' Exhibit No. 2, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 21, 1993

John E. Simms, Jr., Esquire
Stockdale, Jarrell and Cvach
6717 Harford Road
Baltimore, Maryland 21234

RE: Case No. 93-294-A
Petition for Variance
Property: 507 Quaker Bottom Road, Sparks
John S. Denholm, Jr., et ux, Petitioners

Dear Mr. Simms:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm

att.

cc: Mr. and Mrs. John S. Denholm, Jr.
Mr. Kenneth T. Bosley



Petition for Administrative Variance 93-294-A to the Zoning Commissioner of Baltimore County for the property located at 507 Quaker Bottom Road which is presently zoned RC 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3. RC5P
To permit a building to lot line setback of 30' (for a proposed addition) in lieu of the required 50' and to amend the last approved development plan of Quaker Hills Section 1 for lot 2 to allow construction out of the building envelope.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Strict compliance with the sideline setback requirement, which is included in the final development plan, would prevent the addition of 1,380 sq. feet of living space to a home which contains 4,754 sq. ft. The addition will not unduly encroach on the open space enjoyed by the property owners or the adjacent property owners.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County, this 20th day of September, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be posted.

REVIEWED BY: [Signature]
DATE: 3/11/93
ESTIMATED POSTING DATE: 3/20/93

ITEM #: 309

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 507 Quaker Bottom Road, Sparks, Maryland 21152

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Strict compliance with the additional setback line imposed by the final development plan would prevent the construction of an addition to the property. The addition is intended to enhance the value of the property without changing the type of use. The property is larger than most of the adjacent properties, all of which are more than 2 acres. The addition will not noticeably diminish the large amount of open space which is characteristic of the neighborhood.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repasting and advertising fee and may be required to provide additional information.

[Signatures of John S. Denholm, Jr. and Debra L. Denholm]
John S. Denholm, Jr. and Debra L. Denholm
507 Quaker Bottom Road, Sparks, Maryland 21152

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20th day of September, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John S. Denholm, Jr. and Debra L. Denholm

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/20/93

[Signature of Notary Public]
NOTARY PUBLIC
My Commission Expires November 8, 1995

ZONING DESCRIPTION FOR 507 Quaker Bottom Road

Beginning at a point on the South West side of Quaker Bottom Road which is fifty feet wide at the distance of 4,290 feet east of the centerline of the nearest improved intersecting street Priceville Road which is fifty feet wide. Being Lot # (21) Block (1) Section # (1) in the subdivision of Quaker Hills as recorded in Baltimore County Plat Book # (42) Folio # (24), containing 2.284 acres. Also known as 507 Quaker Bottom Road and located in the (8) Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 714 Date of Posting: 3/24/93

Posted for: John and Debra Denholm

Petitioner: John and Debra Denholm

Location of property: 507 Quaker Bottom Road, 8th Election District, 3rd Councilmanic

Location of Sign: Quaker Bottom Road, 8th Election District, 3rd Councilmanic

Remarks:

Posted by: Arnold Jablon Date of return: 4/2/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/22, 1993

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22, 1993

THE JEFFERSONIAN,
S. Zake Orlow
Publisher

NOTE: HEARINGS ARE OPEN TO THE PUBLIC. IF YOU ARE INTERESTED IN ATTENDING A HEARING, PLEASE CALL 887-3353.

REQUEST FOR HEARING

TO THE ZONING COMMISSIONERS FOR BALTIMORE COUNTY:

Re: Case Number: 93-294-A

Petitioner(s): JOHN S. DENHOLM JR

Location: 507 QUAKER BOTTOM ROAD - 8TH DIST
SPARKS, MD. 21152

KENNETH BOSLEY
(Type in name)
(Legal Owners (if residents, of)
BO & BS
SPARKS, MD. 21152

MARYLAND-21152 1-800-497-0880
City/County Code Area

which is located approximately 1500 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Kenneth Bosley 4-12-93
Signature Date

Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

3/11/93

PUBLIC HEARING FEES: CITY: \$50.00

1010 ZONING VARIANCE (CIRL): \$50.00

000 POSTING SIGNS / ADVERTISING: \$50.00

LAST NAME OF OWNER: DENHOLM

TOTAL: \$150.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: **223**

Date:

8 046*****750018 0072F

Please make checks payable to: Baltimore County

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

APRIL 16, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-294-A (Item 309)
507 Quaker Bottom Road, 4290' E of Priceville Road, also 200' +/- E of I-83 centerline
8th Election District - 3rd Councilmanic
Petitioner(s): John Sinclair Denholm, Jr. and Debra L. Denholm
HEARING: MONDAY, MAY 24, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a building lot line setback of 30 feet (for a proposed addition) in lieu of the required 50 feet and to amend the last approved development plan of Quaker Hills, Section 1, for lot 2 to allow construction out of the building envelope.

Arnold Jablon
Director

cc: John and Debra Denholm
John E. Simms, Jr., Esq.
Kenneth Bosley

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4-12-93 ACCOUNT: R001-6150

AMOUNT: 40.00

RECEIVED FROM: Bosley, Ken

FOR: Payment for H2O

0340380141MCHRC \$40.00
BA 00111-11040-10-93
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 3, 1993

NOTICE OF REASSIGNMENT

Rescheduled from 4/13/93
CASE NUMBER: 93-294-A (Item 309)
507 Quaker Bottom Road
4290' E of Priceville Road, also 200' +/- E of I-83
8th Election District - 3rd Councilmanic
Petitioner(s): John Denholm, Jr. and Debra Denholm

Variance to permit a building to lot line setback of 30 feet (for a proposed addition) in lieu of the required 50 feet and to amend the last approved development plan of Quaker Hills Section 1 for lot 2 to allow construction out of the building envelope.

HEARING: FRIDAY, SEPTEMBER 10, 1993 at 9:00 a.m. in Rm. 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arnold Jablon
DIRECTOR

cc: John and Debra Denholm
John E. Simms, Jr., Esq.
Kenneth Bosley

Baltimore County Government
Office of Zoning Administration and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 6, 1993

John E. Simms, Jr., Esquire
Stockdale, Jarrell and Cvach
6717 Harford Road
Baltimore, MD 21234

RE: Case No. 93-294-A, Item No. 309
Petitioner: John Sinclair Denholm, Jr., et ux
Petition for Administrative Variance

Dear Mr. Simms:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 11, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

3-17-93

Ms. Julie Winiarski
Zoning Administration and Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *309 (JL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Telephones for Impaired Hearing or Speech
303-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-495-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: March 24, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 299, 305, 307, 309 and 310.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Pat Keller

PK/JL:lw

299.ZAC/ZAC1

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21286-5500
MARCH 24, 1993 (410) 887-4500
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: JOHN SINCLAIR DENHOLM, JR. & DEBRA L. DENHOLM
Location: #507 QUAKER BOTTOM ROAD
Item No.: 309 (JLL) Zoning Agenda: MARCH 22, 1993
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: Capit Jerry Ryan Koted and Approved up
Planning/Craig Ryan Fire Prevention Bureau
Special Inspection Division
JD/STH

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
April 19, 1993 (410) 887-3353
John and Debra Denholm
507 Quaker Bottom Road
Sparks, Maryland 21152
RE: PAYMENT OF POSTING AND ADVERTISING FEES
CASE NUMBER: 93-294-A
507 Quaker Bottom Road
Dear Petitioners:
Be advised that a new policy has been established to effectuate the billing and
payment for property posting and legal advertising fees. As in the past, this
office will ensure that the legal requirements for posting and advertising are
satisfied; the policy change will effect to whom and when these fees are paid.
The above-referenced petition was filed as the new policy was being formulated,
and now falls under same. Consequently, one or more of the following applies:
(*) Posting charges in the amount of \$ 35 are now due. Your check
in this amount should be made payable to "Baltimore County, Maryland"
and immediately mailed to this office.
(*) Billing for legal advertising, due upon receipt, will come from and
should be remitted directly to the newspaper.
(*) If you are represented by an attorney, this bill may be forwarded your
attorney, who in turn, will either re-route it to you for payment or
make payment to the newspaper and later add these charges to his/her
accounting for services rendered.
Please be further advised that non-payment of fees will stay the issuance of
the Zoning Commissioner's Order.
If you have any questions concerning this letter, you may contact Gwen Stephens
at 887-3391.
Arnold Jablon
DIRECTOR
AJ:ggg
cc: John E. Simms, Jr., Esq.

Paul CVACH
Ken Bosley →
write to
Petitioners
Case Postponed → By Request
of Petitioner - FTA
Case to be Reset
Return to
Owner to
reschedule
w/ Petitioner
Denholm 727-7600
Simms 254-6877
8/10/21/22
RECEIVED JUN 04 1993

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
April 1, 1993
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item #309
Denholm Property; 507 Quaker Bottom Road
Zoning Advisory Committee Meeting of March 22, 1993
Development of this property must comply with the Forest Conservation
Regulations. A Declaration of Intent must be filed with the Department of
Environmental Protection and Resource Management (DEPRM) prior to issuance
of building permit.
JLP:JAW:tmm
DENHOLM/TXTRMP

7/15/93 GS
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
4290 E of Priceville Rd., also : OF BALTIMORE COUNTY
200th E of I-83 (507 Quaker :
Bottom Rd.), 8th Election Dist. : Case No. 93-294-A
3rd Councilmanic Dist.
JOHN SINCLAIR DENHOLM, JR. AND :
DEBRA L. DENHOLM, Petitioners :
: : : : :
ENTRY OF APPEARANCE
Please enter the appearance of the People's Counsel in the above-
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.
Peter Max Zimmerman
People's Counsel for Baltimore County
Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188
I HEREBY CERTIFY that on this 20th day of August, 1993,
a copy of the foregoing Entry of Appearance was mailed to John E. Simms,
Jr., Esquire, Stockdale, Jarrell & Cvach, 6717 Harford Rd., Baltimore,
MD 21234, Attorney for Petitioners.
AUG 23 1993
ZADM

PRIOR AMENDMENT
TO F.D.P.
APPVD 12/6/89
309
APPLICATION, PUBLIC HEARING REQUEST
AND CERTIFICATION FOR
AMENDMENT TO DEVELOPMENT PLAN
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, JOHN S. AND DEBRA L. DENHOLM, legal owner(s) of the property
situated in Baltimore County and which is described in the description and plat attached
hereto and made a part hereof, hereby petition for an Amendment to the Development Plan
under Section 1801.3A.7.c. of the Zoning Regulations of Baltimore County, to determine
whether or not the Zoning Commissioner with the concurrence of the Director of Planning
should approve the Amendment of Lot # 2 Block _____ Plat _____ as
previously approved on the 2ND AMENDED PARTIAL Development
Plan of QUAKER HILLS
Section ONE. Said Amendment is necessitated to permit
THE CONSTRUCTION OF AN ACCESSORY STRUCTURE (SWIMMING POOL) IN THE REAR
YARD OUTSIDE OF THE BLDG ENVELOPE.
Property is to be posted and I, or we, agree to pay expenses of processing and
posting upon filing of this request, additional public hearing and reposting fees if I
decide to proceed after a Protestants public hearing request and further agree to and
are to be bound by the Zoning Regulations and restrictions of Baltimore County adopted
pursuant to the Zoning Law for Baltimore County.
Debra L. Denholm Date _____
John S. Denholm Jr.
Legal Owner(s) Signature(s) _____
507 Quaker Bottom Road Sparks 21152
Address (type or print) _____ zip _____
Phone # Work - 222-7100 Home - 666-6826
PUBLIC HEARING REQUEST
I, or we, _____ request that the proposed
Amendment be the subject of a public hearing as provided for in Section 1801.3A.7b.iii
of the Zoning Regulations. I also agree to pay a processing fee for this public hearing
request.
Date _____
Protestant's Signature _____ Address (type or print) _____ zip _____
Phone # Work - _____ Home - _____
CERTIFICATION
It is hereby CERTIFIED by the Zoning Commissioner and Director of Planning of
Baltimore County, this 14th day of June, 1993, that the herein Certification for Amendment to Development Plan is in keeping
with the spirit and intent of the Baltimore County Zoning Regulations and other
Baltimore County land use and development requirements and that said amendment does not
violate the spirit and intent of the original development plan.
Peter Max Zimmerman 14/6/93
DIRECTOR OF PLANNING Date
John E. Simms, Jr. 12/6/89
ZONING COMMISSIONER OF BALTIMORE COUNTY By: Date

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
March 18, 1993 (410) 887-3353
John and Debra Denholm
507 Quaker Bottom Road
Sparks, Maryland 21152
Re: CASE NUMBER: 93-294-A (Item 309)
309 Quaker Bottom Road, 4290 E of Priceville Road, also 200th E of I-83 centerline
507 Quaker Bottom Road
8th Election District - 3rd Councilmanic
Petitioner(s): John Sinclair Denholm, Jr. and Debra L. Denholm
Dear Petitioner(s):
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refresher regarding the administrative process.
1) Your property will be posted on or before March 28, 1993. The closing date (April 13, 1993) is the
deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will
be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a)
grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a
public hearing. You will receive written notification as to whether or not your petition has been granted,
denied, or will go to public hearing.
2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County
newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.
Arnold Jablon
DIRECTOR
cc: John E. Simms, Jr., Esq.

93-294-A 309
507 Quaker Bottom
John Denholm
Debra Denholm
Proposed Addition 23' x 30'
ground to roof peak 28'
ground to a point midway between
eaves and roof peak 25'
Neighbor's dwelling - Lot #1
house to adjoining property line 60'
ground to roof peak 18'
ground to a point midway between
eaves and roof peak 14'
no windows on the side of the dwelling
which faces the Denholms' property.

TO WHOM IT MAY CONCERN:

I am not opposed to the addition to be added
to John & Debra Denholm's residence at 507 Quaker Bottom
Rd. Sparks, MD 21152.

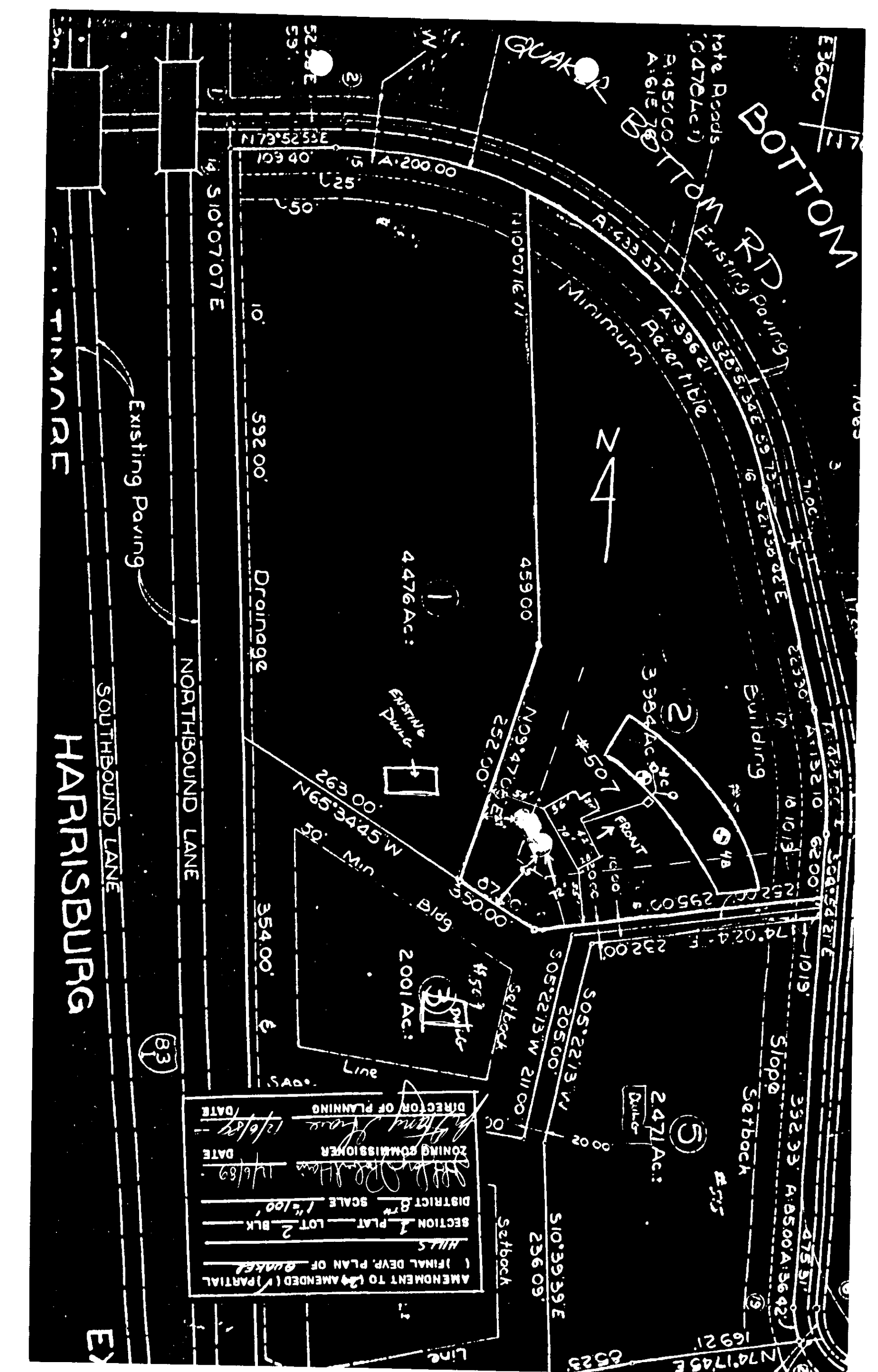
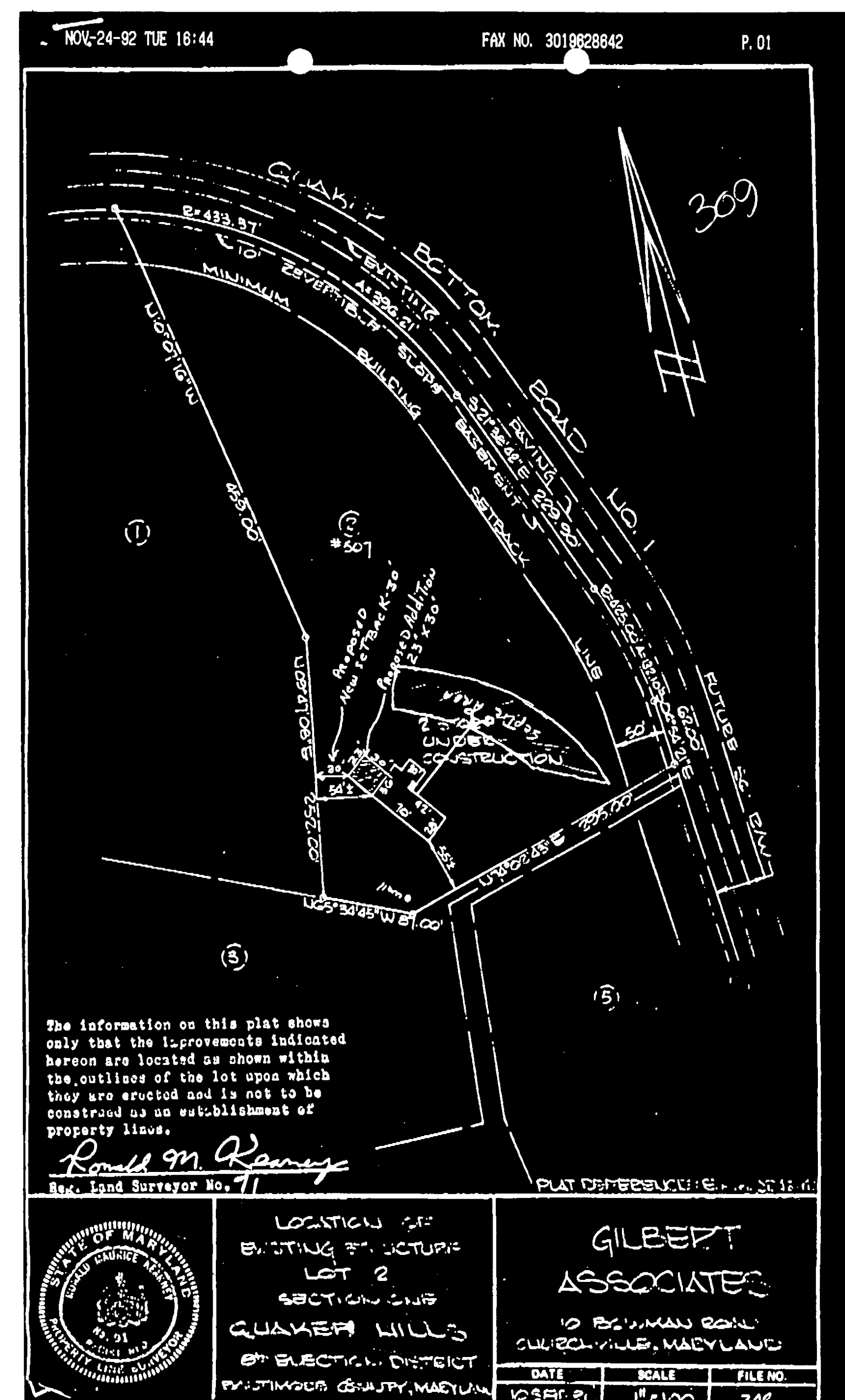
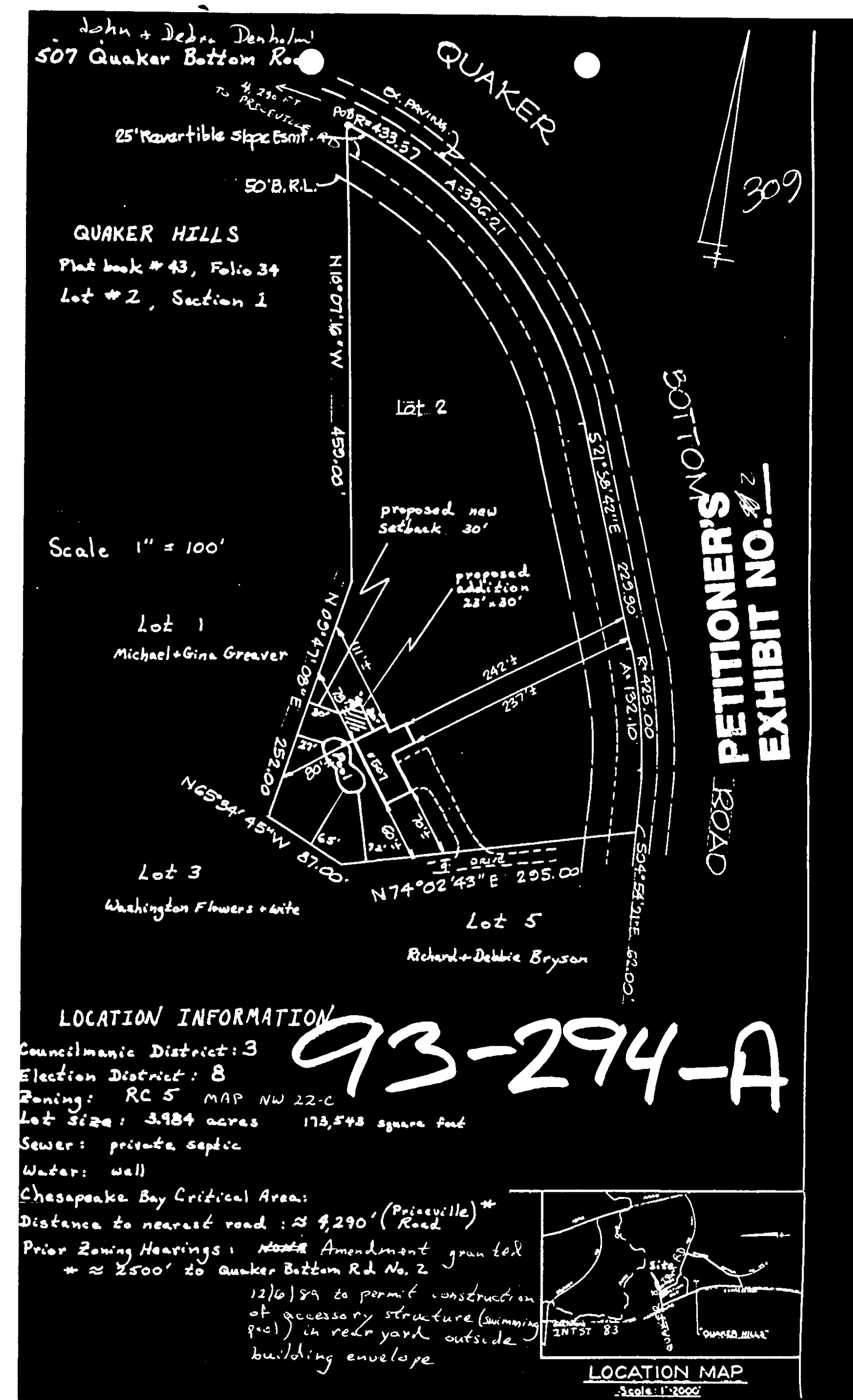
Mike Greaver 8/24/93
Date
401 Quaker Bottom Rd. #1
Address

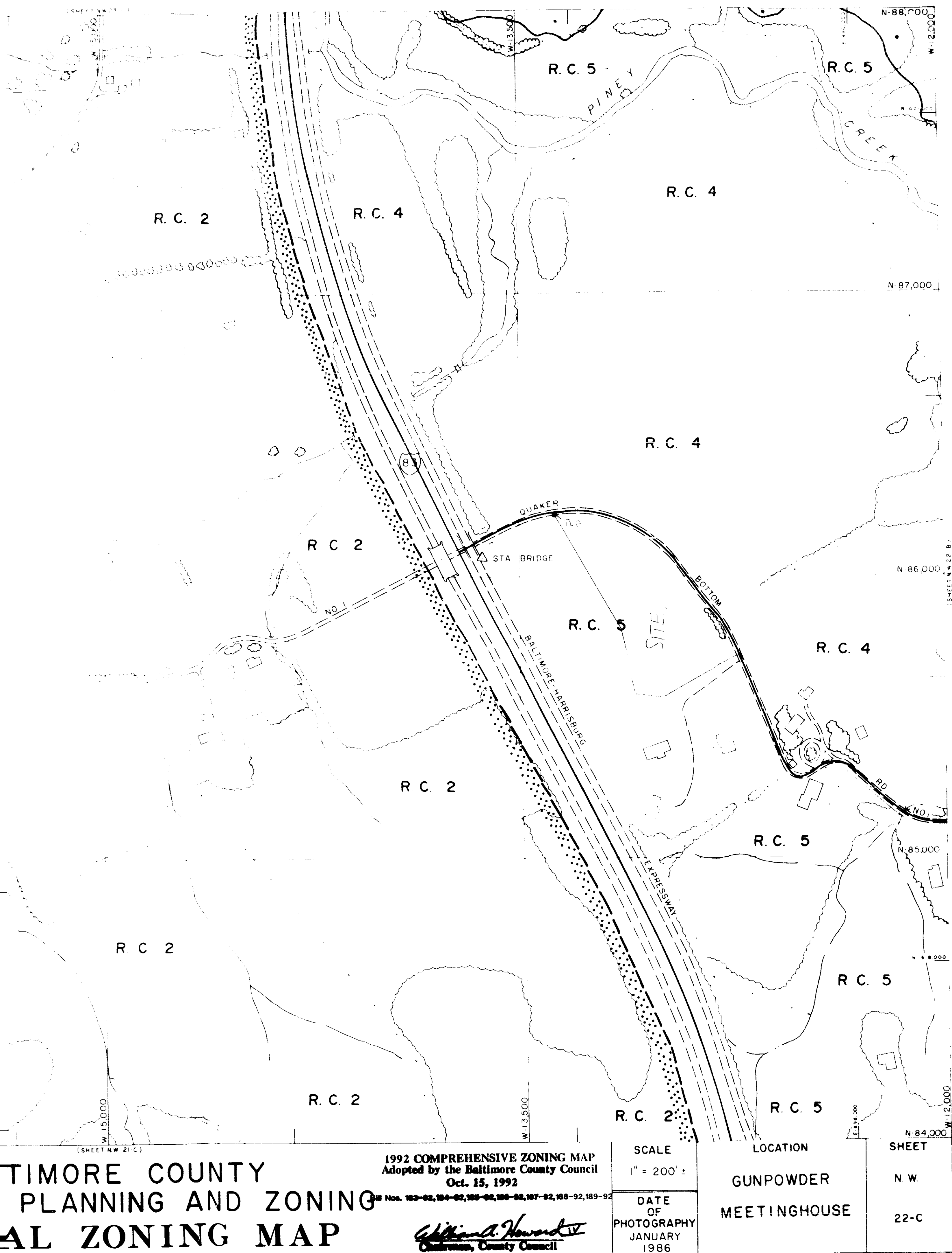
Lee V. Byrnes 9/8/93
Date
515 Quaker Bottom Rd. #1
Address

Rel. Washington 9/9/93
Date
509 Quaker Bottom Rd.
Address

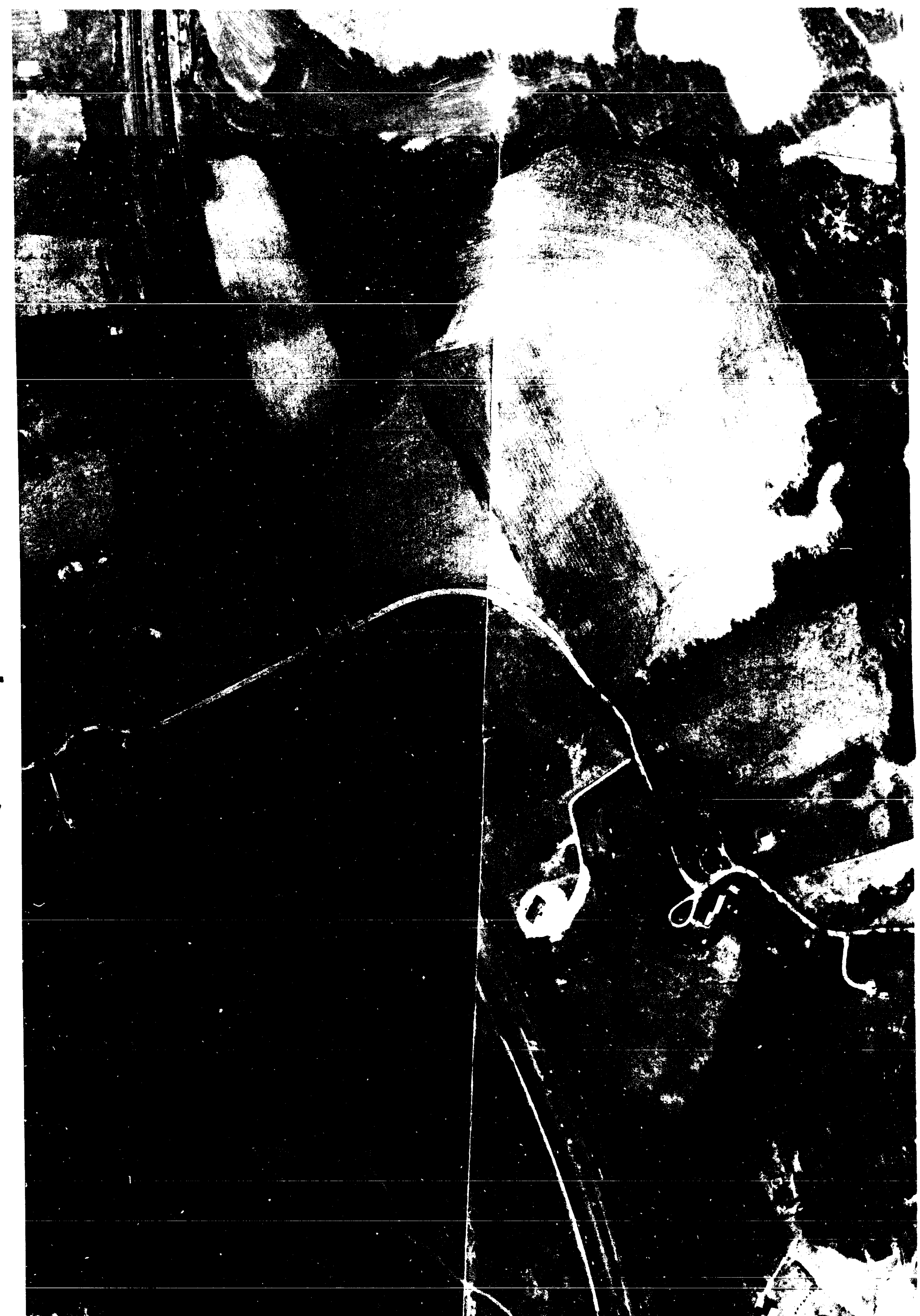
Date

Address





93-294-A



93-294-A

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	GUNPOWDER MEETINGHOUSE	N.W. 22-C
DATE OF PHOTOGRAPHY JANUARY 1986		